

**CITY COUNCIL MEETING  
AUGUST 2, 1995**

**COMPLAINT REGARDING NO PARKING IN ALLEYS**

Howard Babcock, 9 Chestnut Street, Lodi complained regarding the no parking in alleys. Mr. Babcock received a ticket for parking in the alley near his house, although he has parked there for years without any problem until now. Public Works Director Ronsko explained that the law has been on the books since 1967, and it wasn't until recently that it has been enforced due to public safety reasons. Mr. Babcock explained that this causes him a hardship, and the City should allow one-way parking. He asked if the City would make an allowance for him to park his car along the west side of his house. Mayor Mann directed the Public Works staff to look at the area to see if there is a solution; however, explained that the City must uniformly enforce its ordinances. Council Member Davenport suggested that "no parking" signs be put up in the alley, and also asked if Mr. Babcock could be allowed to hold off on paying his ticket until the matter is resolved. City Manager Flynn reminded the Council that it has a review board set up to review ticket disputes. Police Chief Hansen agreed that the enforcement of the parking in alleyways has been sporadic over the years; however, since the creation of the Partners Program enforcement has been better. Council Member Pennino agreed that staff look into the matter and come back with a short response; however, he did not agree that signs be put into the alleys because it would be very costly.

FILE NO. CC-16

CITY COUNCIL

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City Clerk

City Attorney

August 29, 1995

Mr. Howard Babcock  
9 West Chestnut Street  
Lodi, CA 95240

**SUBJECT: Request to Park in Alley Adjacent to 9 West Chestnut Street**

Your concern regarding alley parking, received by the Lodi City Council at its August 2, 1995 meeting, has been referred to the Public Works Department for review. At the meeting, you indicated your vehicle was recently cited for parking in the public alley adjacent to your residence. This letter has been prepared in response to your request to be allowed to park in this area.

Parking in alleys is currently prohibited per Section 10.44.020(C) of the Lodi Municipal Code. This Code Section, adopted prior to 1967, prohibits the stopping, standing or parking of vehicles in alleys except for the purpose of loading or unloading persons or materials. In 1990, edgeline striping was installed to delineate parking boundaries in portions of alleys identified by the Police Department as having parking problems. Realizing the number of residences fronting alleys having only alley access, consideration was given to allow parking as long as minimal emergency vehicle access could be maintained. Based on the need to provide accessibility to side compartments of fire engines, a minimum clearance of 15 feet was established. Since all but a few alleys are 20 feet wide and parked vehicles require 7 to 8 feet to park, the remaining width would be 12 to 13 feet, which is less than the minimum allowed. The minimum clearance can only be obtained at locations where additional parking area on private property exists. Note that the current requirements for fire access in new developments is a clearance of 24 feet.

The alley adjacent to your residence is 20 feet wide (see enclosed map). Your residence fronts Chestnut Street and access to the garage is from the alley. If a 7-foot parking area was provided, the remaining alley width would be reduced to 13 feet, which is less than the minimum required. This is true for all the locations adjacent to your property. While the appearance of the alley seems to indicate that the 15-foot minimum clearance could be obtained in certain areas, it would not be possible unless emergency vehicles utilized private property on the opposite side of the alley. Vehicles legally parked on private property could hinder emergency vehicle access. Based on these factors, we recommend the following three alternatives:

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- Realign your fence line or provide an opening in the landscaped area at the north end of the parcel for on-site parking.
- Park in the 7-foot wide area in front of garage. This area is on private property and the minimum clearance needed can be maintained with a vehicle parked in this area, even if the vehicle extends into the alley by 1 to 2 feet.
- Utilize parking on Chestnut Street. Park in alley only while loading and unloading passengers or materials.

Based on the importance of emergency vehicle access, and the availability of alternate parking locations in the immediate vicinity of your residence, we do not intend to stripe the alley to allow parking with the exception of a possible slight encroachment if parked in front of your garage.

Please review the parking locations recommended in this letter. If you have any questions or comments regarding this matter, please contact Richard Prima, City Engineer, or me at 333-6706.



Jack L. Ronsko  
Public Works Director

JLR/RSK/lm

enclosure

cc: City Council  
City Manager  
Fire Chief  
Police Chief  
City Engineer  
Fire Marshal  
Associate Traffic Engineer

